

FOR SALE

# 15.79 ± Acres Gateway Blvd

Grovetown, Columbia County, GA 30813

15.79 ± Acres  
Augusta Area  
Development  
Site

Russell D. Dye, CCIM

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## 15.79 +/- Acres in Augusta Area

### Offering Summary

|             |                  |
|-------------|------------------|
| Sale Price: | \$165,000 / acre |
| Lot Size:   | 15.79 Acres      |

### Executive Summary

This expansive 15.79 ± Acre development site is strategically positioned in the Grovetown submarket near Augusta, GA. Ideally located just 1.8 miles from I-20, it boasts close proximity to the thriving Medical, Retail, and Industrial growth along Horizon Parkway. Close to the new 100-bed Wellstar Hospital, Zoned M2, and supported by a favorable local development municipality, this site offers immense potential. With 2,250' ± of frontage on Gateway Blvd and available utilities, it stands as a great development opportunity in the Augusta MSA.

### Get more information

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# Aerial Overview

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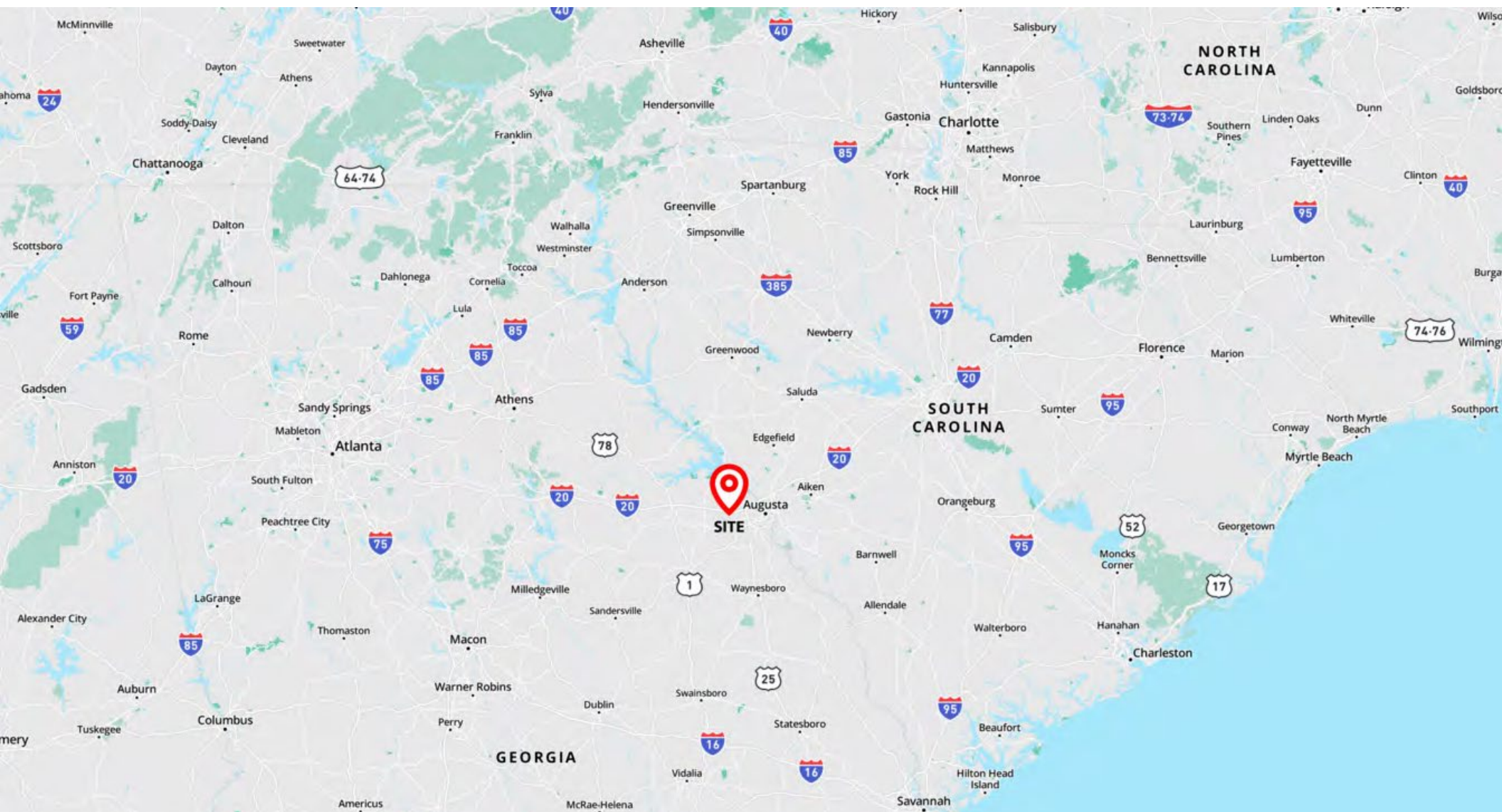
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## Regional Map

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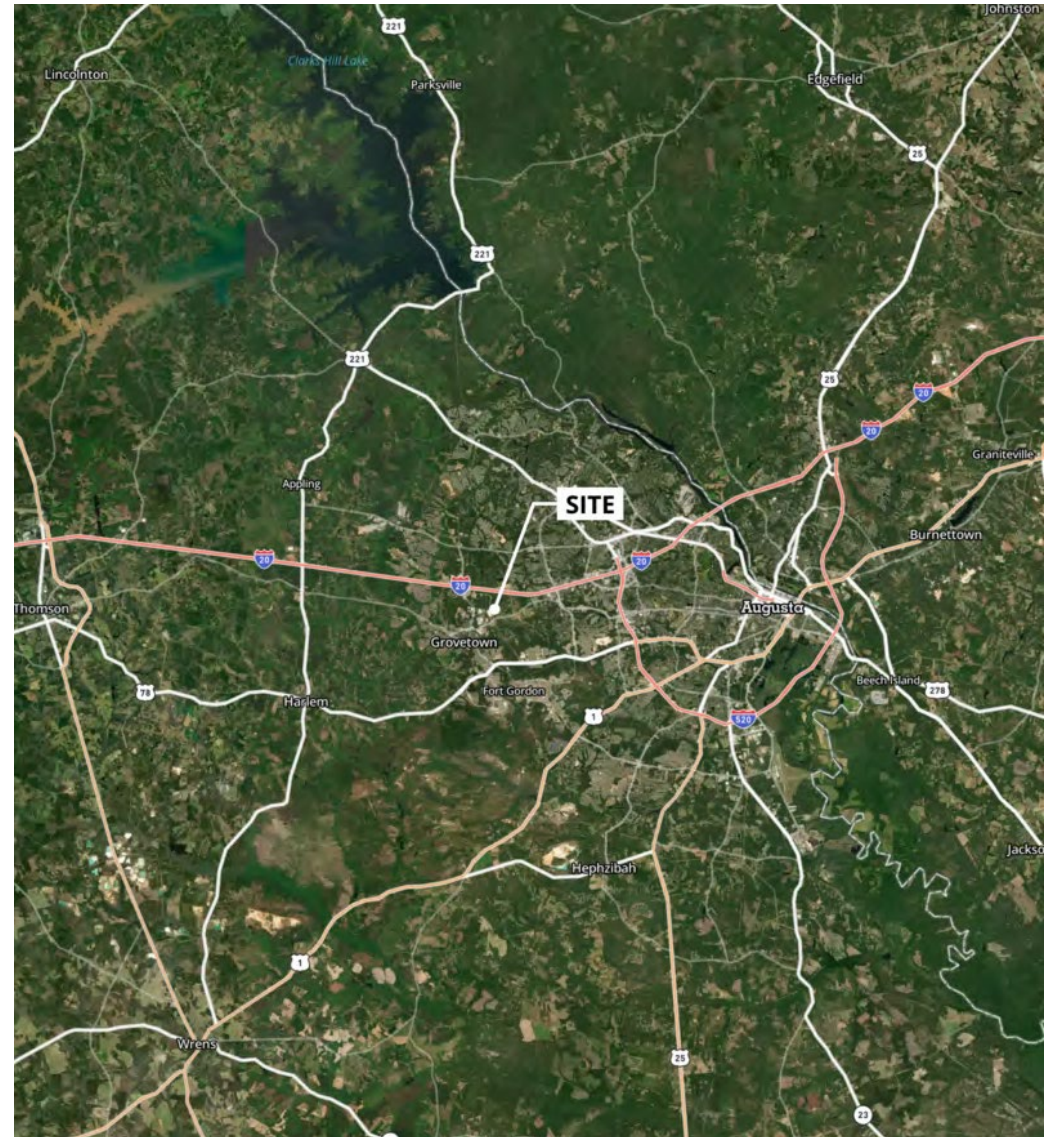
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## Local Maps

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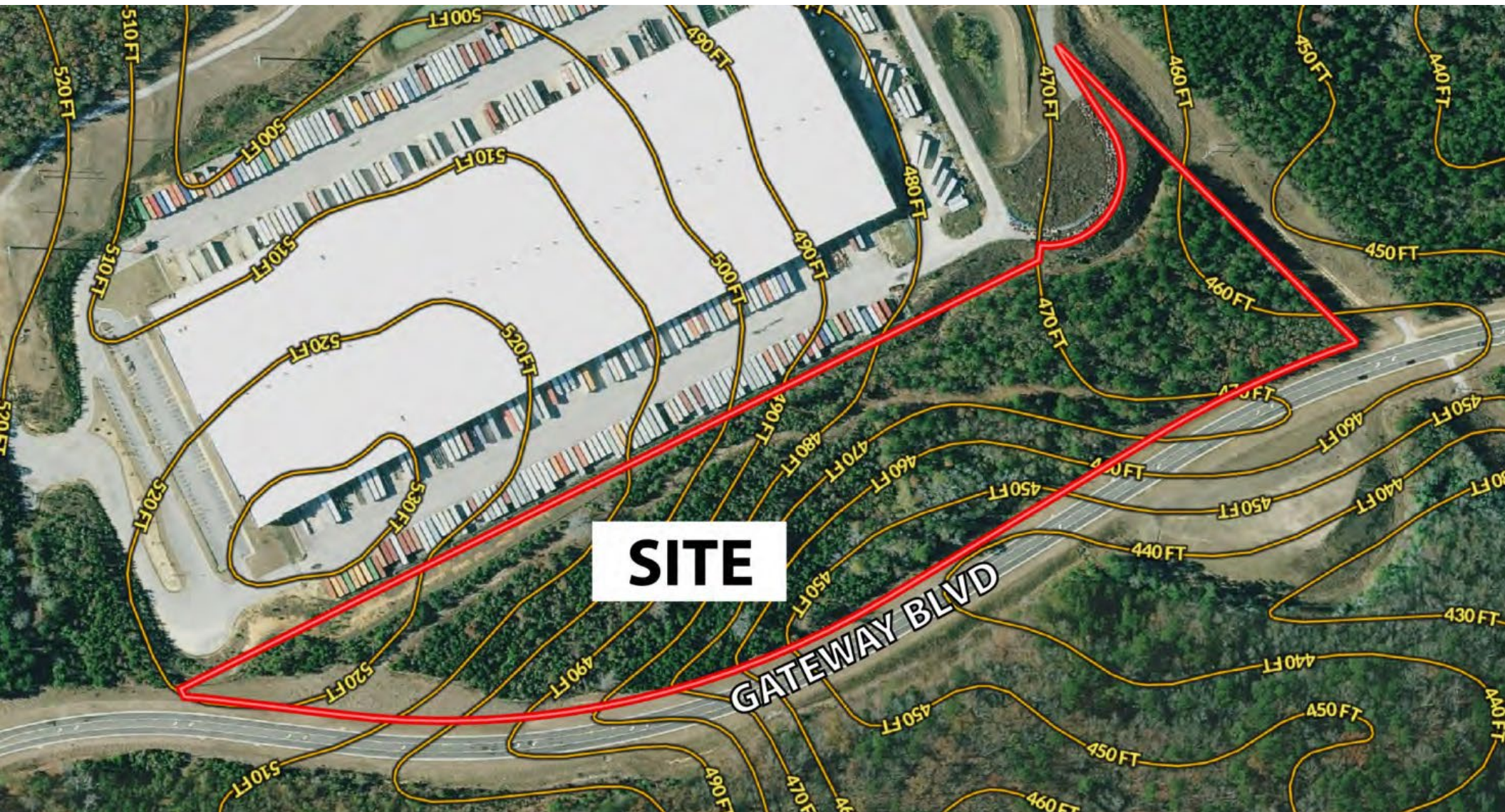
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## Topography Map (20ft Contours)

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## Current Medical Facilities

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### HEALTH & MEDICAL OFFICES / FACILITIES



MEDICAL  
CAMPUS

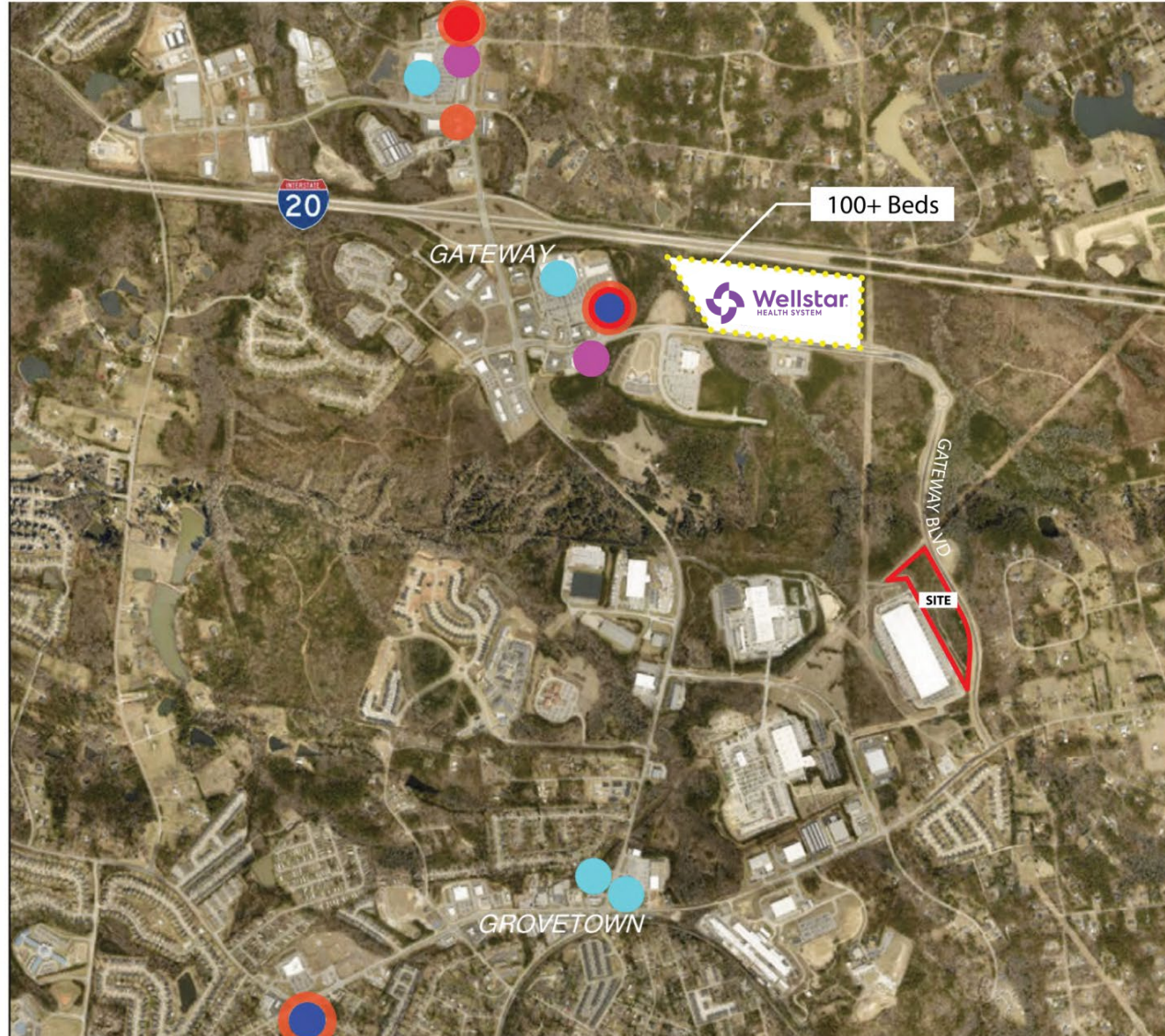
● PRIMARY CARE

● CLINIC /  
OUTPATIENT

● PHYSICAL  
THERAPY

● SPECIALIST

● PHARMACY



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# Let's talk.

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